

Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry
Kingston upon Hull Office
Earle House
Colonial Street
Hull HU2 8JN

DX 26700 Hull 4

Tel 01482 223244
Fax 01482 224278
kingstonuponhull.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Official copy of register of title

Title number TT1451

Edition date 03.04.2012

- This official copy shows the entries in the register of title on 3 April 2012 at 17:33:36.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 3 April 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

This register describes the land and estate comprised in the title.

KENT : ASHFORD

- 1 (08.03.2012) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south-east side of Smarden Road, Pluckley.
- 2 (08.03.2012) The Conveyance dated 16 October 1929 referred to in the Charges Register contains the following provision:-

"Provided always that the Council and the persons deriving title under them shall not be entitled in respect of the conveyed premises to any privilege by way of easement or otherwise in respect of light or air which might in any manner restrict or interfere with the free use of any adjacent land (whether retained by the Vendor or not) for building or any other purpose and this Conveyance shall not be deemed or construed to imply a grant of any such privilege.

IT IS hereby agreed and declared and so as to bind so far as practicable the conveyed premises and the owners and occupiers for any time being thereof for the benefit of the owners and occupiers for the time being of the other portions (whether retained by the Vendor after the execution of these presents or not) of the said Surrenden Dering Estate that no hut or temporary dwellinghouse caravan house on wheels or encampment (except for temporary agricultural workers) shall be placed on the conveyed premises or any part thereof and that the exterior walls of all dwellinghouses to be erected shall be of brick stone or concrete or other similar material or partly of weather board or weather tiling and the roofs shall be of tile or slates but this restriction shall not prevent the erection of any building intended to be used solely as a sports pavilion."

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (08.03.2012) PROPRIETOR: PLUCKLEY PARISH COUNCIL of Thorne Lodge, Smarden Road, Pluckley, Kent TN27 0RE.
- 2 (08.03.2012) The value as at 8 March 2012 was stated to be under £50,000.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (08.03.2012) A Conveyance of the land in this title and other land dated 16 October 1929 made between (1) Thomas Place (Vendor) and (2) The Parish Council of Pluckley (Council) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (08.03.2012) The land is subject to the following rights reserved by the Conveyance dated 16 October 1929 referred to above:-

"All rights and privileges hitherto used or enjoyed by way of easement or quasi easement in connection with any adjacent land or any part thereof over and against the conveyed premises or any part thereof."
- 3 (08.03.2012) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 (08.03.2012) The following are details of the covenants contained in the Conveyance dated 16 October 1929 referred to in the Charges Register:-

"WITH the object of affording the Vendor a full indemnity in respect of any breach of the said restrictive covenant in relation to the conveyed premises but not further or otherwise and so as to bind the conveyed premises into whosoever hands the same may come but not so as to render the Council liable hereunder after they shall have parted with the conveyed premises the Council hereby covenant with the Vendor that the Council will henceforth perform and observe the said restrictive covenant in relation to the conveyed premises and will at all times keep the Vendor and his estate effectually indemnified against all actions proceedings and liability in respect of such restrictive covenant so far as the same may affect the conveyed premises and be subsisting and capable of taking effect.

THE THIRD SCHEDULE hereinbefore mentioned
Particulars of restrictive covenant

BY a Lease dated 17 July 1920 and made between Sir Henry Edward Dering of the one part as Lessor and Lionel Southwood Jones of the other part as Lessee the Pluckley Brick and Tile Works and land thereto belonging (Comprising Ordnance Numbers (according to the 1907 Edition of the 25 inch Ordnance Survey Map) 479, part 487 part 488, 490, 491, 492, part 493 494 part 500 in the Parish of Pluckley and Nos 1193, 1194, 1195 and 1199 1200 and 1201 in the Parish of Smarden) were demised by the Lessor to the Lessee for a term of years (which term was extended by a Deed dated 20 February 1925 and made between the same parties to the 25th December 1974) and in such lease the Lessor covenanted with the Lessee "That no brickfield other

Schedule of restrictive covenants continued

than the one contemplated by these presents shall be allowed upon any lands for the time being forming part of the Surrenden Dering Estate of the Lessor in direct communication with any railway or upon any lands adjoining any Railway."

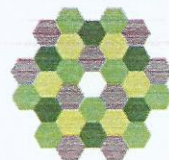
Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	08.03.2012 edged blue	land at the northern end of the Recreation Ground, Pluckley	28.08.1981 28 years from the 1 April 1981	K523199

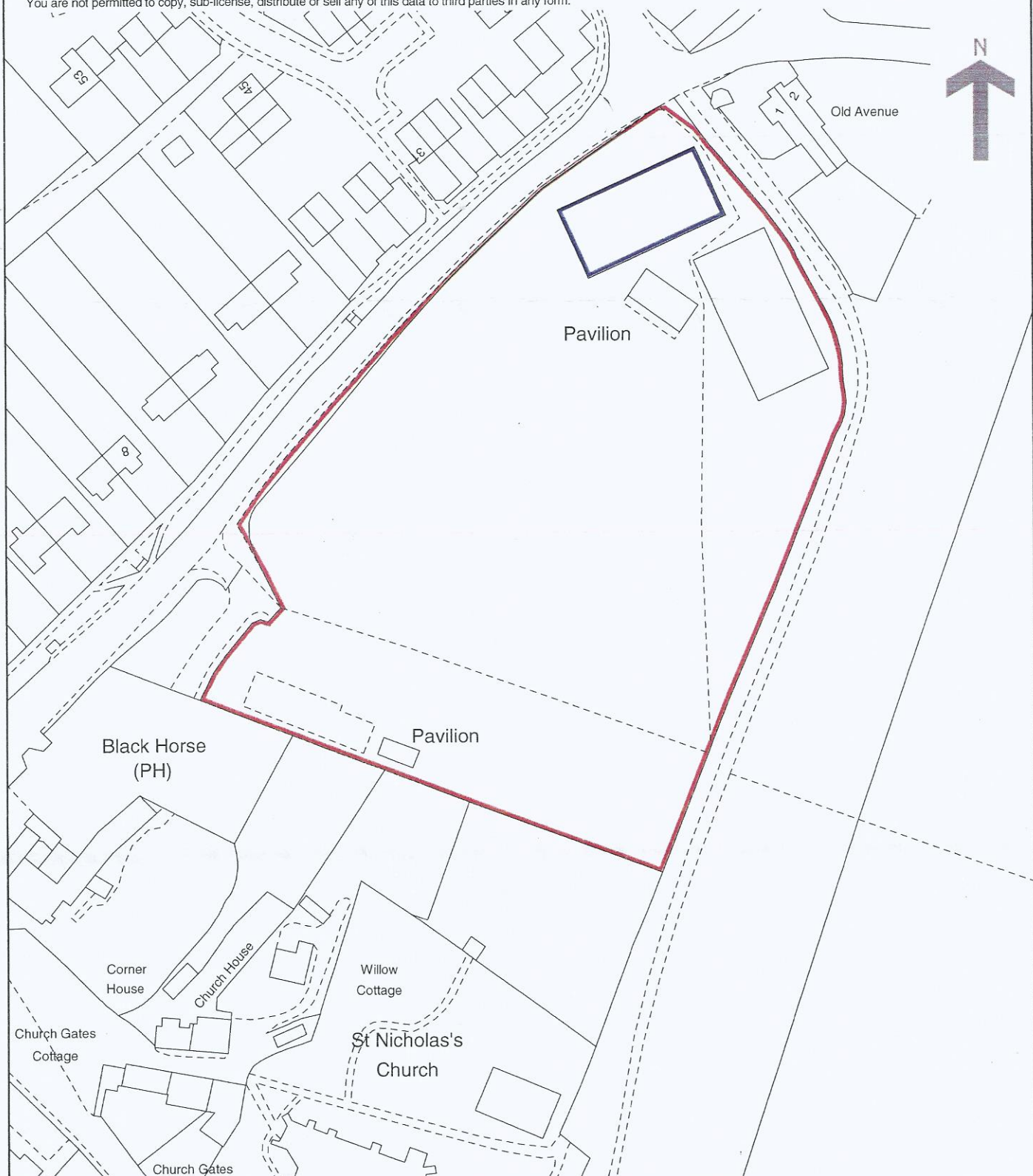
End of register

Land Registry Official copy of title plan

Title number **TT1451**
Ordnance Survey map reference **TQ9245NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Kent: Ashford**



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This official copy issued on 2 April 2012 shows the state of this title plan on 2 April 2012 at 16:03:31. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Nottingham Office.